



New York State Division of Housing and Community Renewal
Gertz Plaza
92-31 Union Hall Street, Jamaica, NY 11433

ANNUAL INCOME AND EXPENSES
BASED ON 28 SCHEDULES FOR BUILDINGS CONTAINING 800
HOUSING UNITS OF WHICH 615 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY (HEMPSTEAD)
2020-2022

TABLE I
(IN THOUSANDS)

	2020	2021	2022
INCOME	\$13,779	\$13,935	\$14,288
RENTAL	13,509	13,694	13,936
MISCELLANEOUS	231	197	207
REAL ESTATE	8	10	107
NON RESIDENTIAL	31	34	38
EXPENSES			
FUEL	798	791	926
UTILITIES	711	774	752
PAYROLL	828	912	869
REAL ESTATE TAXES	3,502	3,491	3,480
INSURANCE	653	632	814
MANAGEMENT	1,257	1,256	1,444
REPAIRS AND MAINTENANCE	1,284	1,358	1,286
MISCELLANEOUS	312	314	406
EXPENSES EXCLUDING INTEREST AND DEPRECIATION	\$9,345	\$9,528	\$9,977
INTEREST	1,658	1,909	1,923
DEPRECIATION	1,138	1,051	1,021
TOTAL EXPENSES	\$12,141	\$12,488	\$12,921

SOURCE: NEW YORK STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL,
PROPERTY MAINTENANCE AND OPERATIONS COST SURVEY.



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PERCENT DISTRIBUTION OF EXPENSES
BASED ON 28 SCHEDULES FOR BUILDINGS CONTAINING 800
HOUSING UNITS OF WHICH 615 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY (HEMPSTEAD)
2020-2022

TABLE II

	<u>2020</u>	<u>2021</u>	<u>2022</u>
EXPENSES			
FUEL	6.6	6.3	7.2
UTILITIES	5.9	6.2	5.8
PAYROLL	6.8	7.3	6.7
REAL ESTATE TAXES	28.8	28.0	26.9
INSURANCE	5.4	5.1	6.3
MANAGEMENT	10.4	10.1	11.2
REPAIRS AND MAINTENANCE	10.6	10.9	9.9
MISCELLANEOUS	2.6	2.5	3.1
EXPENSES EXCLUDING INTEREST AND DEPRECIATION	<u>77.1%</u>	<u>76.4%</u>	<u>77.1%</u>
INTEREST	13.7	15.3	14.9
DEPRECIATION	9.4	8.4	7.9
TOTAL EXPENSES *	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>

* Rounded values may cause the summed percentages to not total 100%

SOURCE: NEW YORK STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL,
PROPERTY MAINTENANCE AND OPERATIONS COST SURVEY.

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PERCENT CHANGE OF INCOME AND EXPENSES
BASED ON 28 SCHEDULES FOR BUILDINGS CONTAINING 800
HOUSING UNITS OF WHICH 615 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY (HEMPSTEAD)
2020-2022

TABLE III

	<u>2020-2021</u>	<u>2021-2022</u>
INCOME	<u>1.1%</u>	<u>2.5%</u>
RENTAL	1.4	1.8
MISCELLANEOUS	-14.7	5.1
REAL ESTATE	25.0	970.0
NON RESIDENTIAL	<u>9.7</u>	<u>-11.8</u>
EXPENSES		
FUEL	-0.9	17.1
UTILITIES	8.9	-2.8
PAYROLL	10.1	-4.7
REAL ESTATE TAXES	-0.3	-0.3
INSURANCE	-3.2	28.8
MANAGEMENT	-0.1	15.0
REPAIRS AND MAINTENANCE	5.8	-5.3
MISCELLANEOUS	0.6	29.3
EXPENSES EXCLUDING		
INTEREST AND DEPRECIATION	<u>2.0%</u>	<u>4.7%</u>
INTEREST	15.1	0.7
DEPRECIATION	-7.6	-2.9
TOTAL EXPENSES	<u>2.9%</u>	<u>3.5%</u>

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PROPERTY MAINTENANCE AND OPERATIONS COST SURVEY.



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ANNUAL INCOME VERSUS EXPENSES
BASED ON 28 SCHEDULES FOR BUILDINGS CONTAINING 800
HOUSING UNITS OF WHICH 615 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY (HEMPSTEAD)
2020-2022

TABLE IV
(IN THOUSANDS)

	<u>2020</u>	<u>2021</u>	<u>2022</u>
INCOME	<u>\$13,779</u>	<u>\$13,935</u>	<u>\$14,288</u>
EXPENSES			
BEFORE DEPRECIATION	11,003	11,437	11,900
AFTER DEPRECIATION	12,141	12,488	12,921
CASH FLOW			
BEFORE DEPRECIATION	2,776	2,498	2,388
AFTER DEPRECIATION	1,638	1,447	1,367
CASH FLOW AS PERCENT OF INCOME			
BEFORE DEPRECIATION	20.15%	17.93%	16.71%
AFTER DEPRECIATION	<u>11.89%</u>	<u>10.38%</u>	<u>9.57%</u>

SOURCE: NEW YORK STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL,
PROPERTY MAINTENANCE AND OPERATIONS COST SURVEY.